

New Orleans Historic District Landmarks Commission  
Architectural Review Committee  
Meeting Minutes

Date: April 25, 2017

Location: City Hall, 1300 Perdido Street, 8<sup>th</sup> Floor Homeland Security Conference Room, New Orleans, Louisiana.

Called to order: 12:30 p.m.

Adjourned: 4:35 p.m.

Members present: Elliott Perkins, Robbie Cangelosi, Beth Jacob, John Klingman

Members arriving after beginning of the meeting:

Members absent:

**I. AGENDA**

1. Approval of the minutes of the March 16, 2017 meeting

Motion: Approve the minutes.

By: Elliot Perkins

Seconded: Robbie Cangelosi

Result: Passed

In favor:

Opposed:

Comments:

2. 600 St Roch Avenue

Application: Rick A. Fifield, applicant; Roderick A Fifield, owner; Renovation and addition to existing two-story residential building.

Motion: John Klingman made a motion to defer a recommendation for conceptual approval. The ARC agreed that the roof form was not successful and recommended changing the roof to a single pitch preferably perpendicular to that of the addition. The ARC agreed that the proposal should reflect a cohesive unit rather than a collection of building forms. The ARC suggested investigating strategies to unify the proposal rather than differentiate the additions.

Second: Robbie Cangelosi

Result: Passed

In Favor: Elliott Perkins, Robbie Cangelosi, Beth Jacob

Opposed:

Comments:

3. 501 Elysian Fields Avenue

Application: Francisco Alecha, applicant; 501 Efa Hotel LLC, owner; Partial demolition of two (2) existing warehouses and new construction of 75,000 SF four-story hotel.

Speakers: Joel Ross, then Allen Johnson spoke against 501 Elysian Fields.

Motion: Robbie Cangelosi made a motion to recommended conceptual approval of the MASSING with the composition and materiality details to be worked out at the ARC level. The ARC recommended the development of design elements such as the solar screens at the balconies. They cautioned against incorporating design elements without a supporting strategy incorporated completely into the proposal. They agreed that the bricks shown at the 1st level should all be the same size. They recommended increasing the transparency at the pedestrian level by increasing the size of the glazed areas at the retained historic warehouses

Second: Elliot Perkins

Result: Passed

In Favor: Elliott Perkins, Beth Jacob, John Klingman

Opposed:

Comments:

4. 530 Pelican Avenue

Application: Peter Waring, applicant; Mt Olivet Church, owner; Install protective polycarbonate panels over existing stained glass windows.

Motion: Robbie Cangelosi made a motion to The ARC agreed that the proposed detail for the installation of protective Lexan panels over the stained glass windows was appropriate. The “buttons” should be eliminated in favor of simple screw-size holes at the top for venting purposes. The ARC recommended conceptual approval with the final details to be approved at the Staff level

Second: Elliott Perkins

Result: Passed

In Favor: John Klingman, Beth Jacob, Elliott Perkins

Opposed:

Comments:

5. 3316 Annunciation St.

Application: David L Glasgow, applicant; 3316 Annunciation LLC, owner; Renovation and camelback addition to existing residential building.

Motion: Robbie Cangelosi made a motion to recommend conceptual approval with the details to be worked out at the Staff level. The ARC agreed that the rear roof should be a gable, and the weatherboards should extend up the gable without a break at the front elevation.

Second: Beth Jacob

Result: Passed

In Favor: John Klingman, Beth Jacob, Elliott Perkins

Opposed:

Comments:

6. 5205 Dauphine St.

Application: Rachel Davis, applicant; American Reit LLC, owner; New construction, one-story, single-family residential building.

Motion: Elliot Perkins made a motion to recommend conceptual approval with the details to be worked out at the Staff level. The ARC agreed that the design should include an additional window in the front room visible on the side elevation. Also, the roof pitch should be adjusted to be a 7:12 pitch.

Second: Robbie Cangelosi

Result: Passed

In favor: John Klingman, Beth Jacob, Robbie Cangelosi

Opposed:

Comments:

7. 6013 Dauphine St.

Application: Rachel Davis, applicant; New Orleans Redevelopment Authority, owner; New construction, one-story, single-family residential building.

Motion: Elliot Perkins made a motion to recommend conceptual approval with the details to be worked out at the Staff level. The ARC agreed that the design should include an additional window in the front room visible on the side elevation. Also, the roof pitch should be adjusted to be a 7:12 pitch.

Result: Passed

Second: Robbie Cangelosi

In favor: John Klingman, Beth Jacob, Robbie Cangelosi

Opposed:

Comments:

8. 1227 Feliciana Street

Application: Sadat Muhammad Spencer, applicant; Bywater Bayou Living LLC, owner; New construction of a two-story, single-family residential building.

Motion: Elliott Perkins made a motion to Due to a lack of representation, the ARC voted to defer action on this application; however, the ARC noted the following:

- The building needs a front entry – there should be a door at the front porch as well as steps to access it. The depth of the front porch should be increased to 6'-0" to make it a usable space.
- The full-length windows at the front elevation are too narrow in proportion and should be widened.
- The second-story windows at the front elevation of the camelback should be larger. They should also be brought in more from the corners.
- The side elevations need more windows. There is too much variation in the sizes of the windows – the sizing should be regularized.
- The design of the side entry and porch is awkward, particularly the roof overhang. This area needs to be reconfigured so that it works better.

Seconded: John Klingman

Result: Passed

In favor: John Klingman, Beth Jacob, Robert Cangelosi

Opposed:

Comments:

9. 1023 Opelousas Ave.

Application: Robert Pell, applicant; 926 Brooklyn LLC, owner; New construction of a two-story, single-family residential building.

Motion: Elliott Perkins made a motion to recommend conceptual approval with the details to be worked out at the Staff level. The ARC made the following recommendations:

- The use of “patio” doors at the front elevation is inappropriate. The door type should match the style of the building. The ARC agreed that a single door flanked by substantial sidelites would be successful while maintaining a single bay design.
- The front entry steps should be wider and the solid chainwall should extend around the entire porch.
- The columns need to be more substantial. A 10”x6” dimension was suggested.
- The roof pitch should be increased to at least 7/12.
- 2/2 windows at the side and rear elevations would work better than the 6/6 windows currently proposed.

Second: Robbie Cangelosi

Result: Passed

In Favor: John Klingman, Beth Jacob, Robert Cangelosi

Opposed:

Comments:

10. 1518-1538 Piety Street

Application: First Choice Housing LLC, applicant/owner; New construction of a one-story, single-family residential building.

Motion: Robert Cangelosi made a motion to recommend conceptual approval of the proposal with the details to be worked out at the Staff level. The ARC felt that only two different designs were necessary, and suggested eliminating the second design with the Eastlake-style millwork, as it would be more complicated to construct. They suggested developing the first and second designs, with the following recommendations:

- Both designs should have front porches. These porches should be at least 6’-0” deep to create a more usable space.
- Both designs would work better with four bays rather than three.
- One of the designs should have an overhang; the other should have a full roof over the porch.
- None of the windows on the sides of the buildings should be full-length.
- The windows on the right-side elevation look short and should be larger in size, like the windows on the left side.
- There needs to be another window added at the front of the left-side elevation, at the living room.
- There should be no quoins on the sides of the buildings.
- The dormer on the first design is awkward and should be eliminated

Seconded: Beth Jacob

Result: Passed

In favor: Elliot Perkins, John Kilingman, Beth Jacob,

Opposed:

Comments:

11. 1210 Governor Nicholls Street – 401 Basin Street.

Application: Dana Hansel, applicant; St Augustine Roman Catholic Church, owner; Installation of tricentennial QR code plaque

Motion: Elliott Perkins made a motion to recommend conceptual approval with the details to be worked out at the Staff level.

Seconded: Robert Cangelosi

Result: Passed

In favor: John Klingman, Beth Jacob, Robert Cangelosi

Opposed:

Comments: The HDLC does not have jurisdiction over 1440 Moss Street.

At this time, there being no further business to discuss, the meeting was adjourned.